



Austin Innovation District

POSITIONED, POISED, AND EMERGING

AUSTIN'S INNOVATION DISTRICT SITS AT THE HEART OF THE CENTRAL TEXAS LIFE SCIENCES, HEALTHCARE, RESEARCH, AND TECHNOLOGY INDUSTRIES.



#1 BEST PLACES TO LIVE



TOP 3 EMERGING LIFE SCIENCES CLUSTER



#1 RANKED TECH CITY IN THE NATION



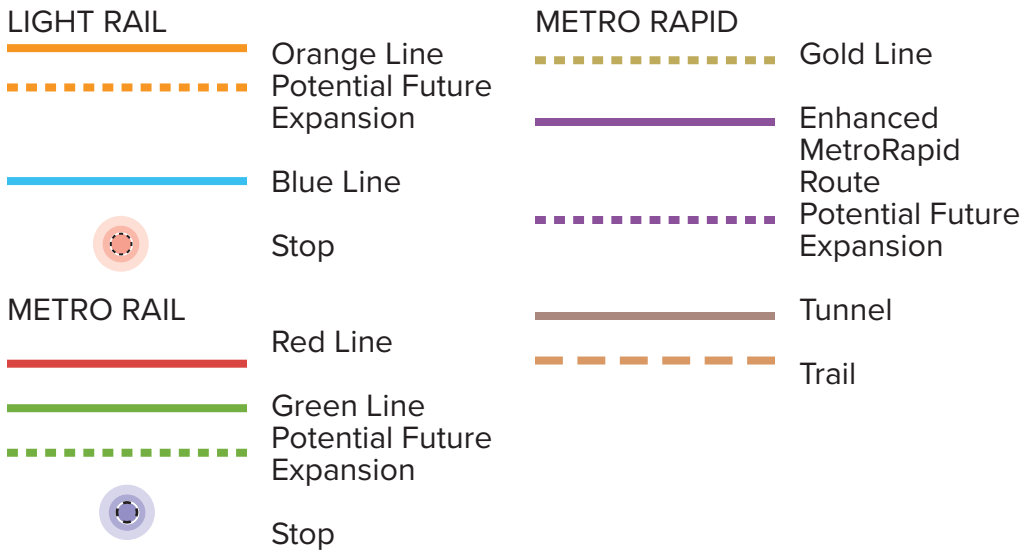
ONE OF THE MOST AFFORDABLE U.S. CITIES TO OPERATE A BIO-MANUFACTURING FACILITY

Green Infrastructure & Commitment to a Connected Mobility Network

Waterloo Greenway, once complete, will be 35 acres of connected green space and home to a wild array of natural and cultural destinations. 11 mighty acres comprises Waterloo Park, featuring an immersive nature experience in the heart of downtown Austin.

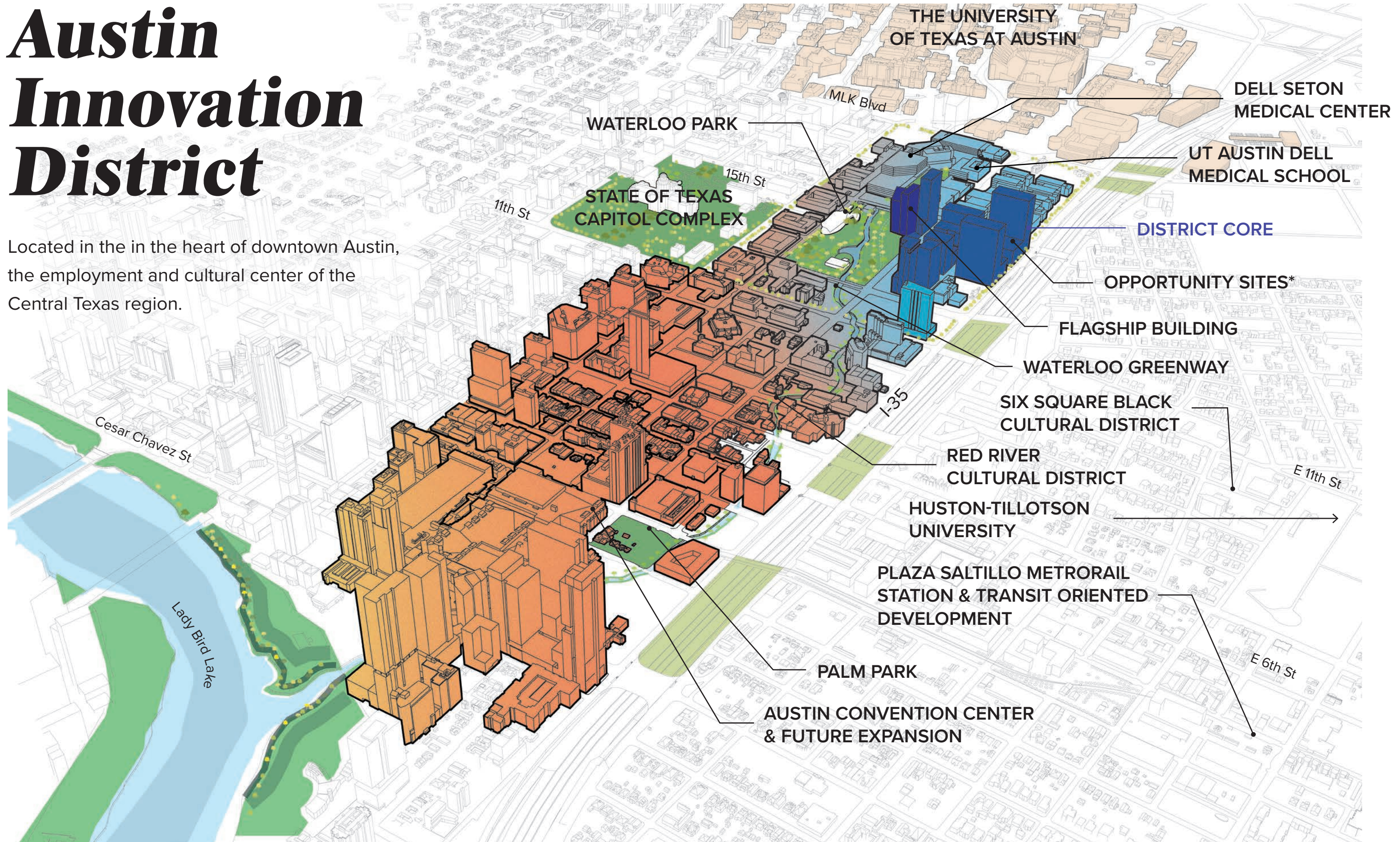


URBAN MOBILITY AND CONNECTIVITY: GREEN SPACE AND TRANSIT SYSTEM



Austin Innovation District

Located in the heart of downtown Austin,
the employment and cultural center of the
Central Texas region.

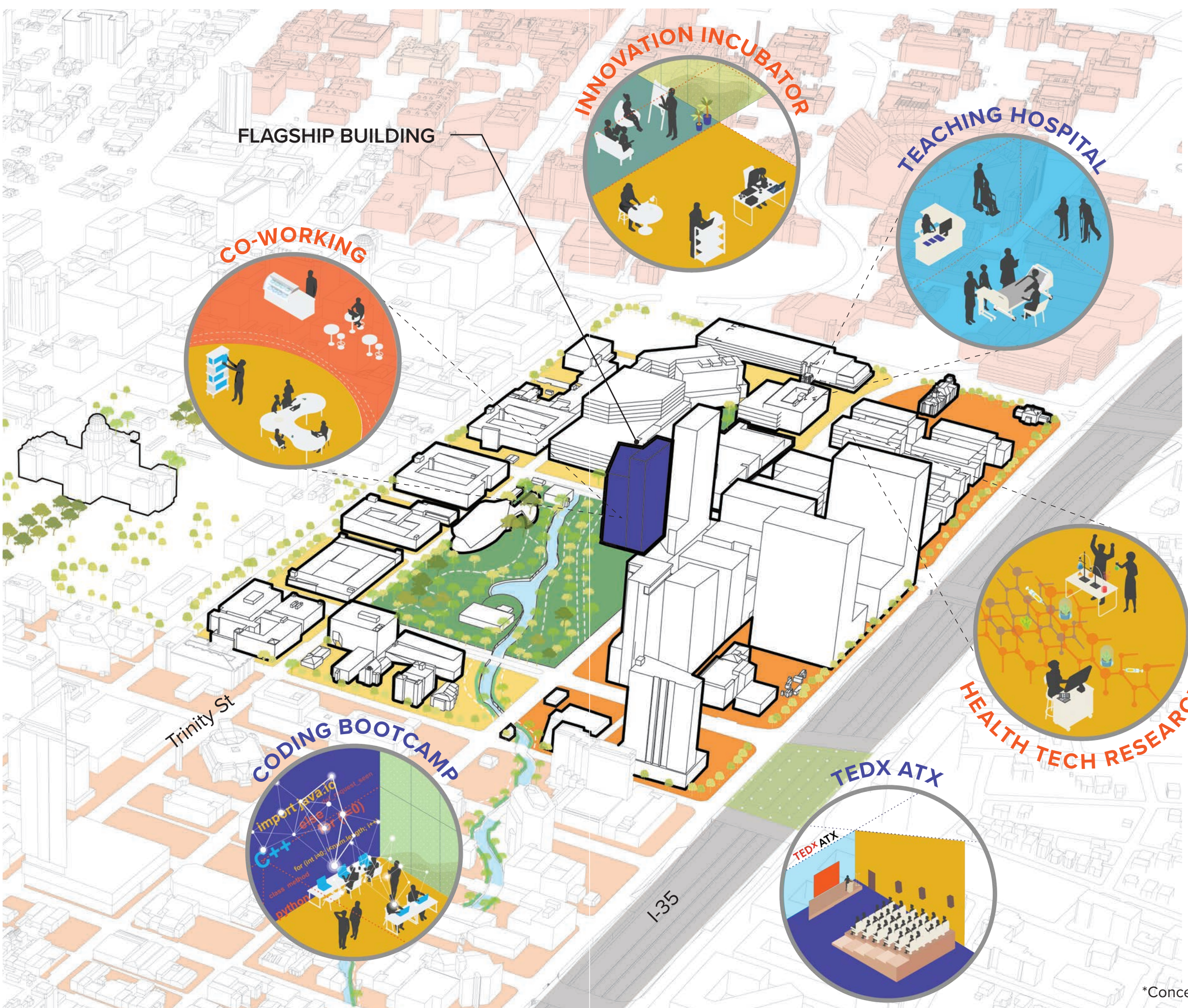


*Conceptual designs shown, available for redevelopment

The Nexus of Innovation

This 123-acre quadrant of downtown is anchored by The University of Texas at Austin Dell Medical School and Central Health. Located next to Waterloo Park, live music, entertainment, and cultural districts.

Redevelopment opportunities* include Central Health's downtown property, the former Brackenridge Hospital Campus.



*Conceptual designs shown, available for redevelopment



“ PIONEERING THE
AUSTIN INNOVATION
DISTRICT, THE FLAGSHIP
BUILDING WILL HOUSE
START-UPS AND
MATURE COMPANIES
TOGETHER WITH
UNIVERSITY RESEARCH
DEPARTMENTS. ”

Laura Huffman,
President, Greater Austin Chamber of Commerce

View from the stage of the Moody Amphitheater at Waterloo Park,
a prominent venue in Austin's world-renowned live music and
entertainment scene adjacent to the Flagship Building.



The Flagship Building is a new Class A office building in the district's core.

With anticipated delivery in 2022, this state-of-the-art, 350,000 SF, multi-tenant building with unobstructed views of Waterloo Park and the State Capitol, features floor plates of 25,000 SF and associated structured parking.

The project is a collaboration comprising Central Health, The University of Texas, and the 2033 Higher Education Development Foundation, a nonprofit created to benefit UT.

Life Sciences & Health Tech

280

Companies in the Austin Region

16,000

Life Sciences Employees

Talent

7,600

STEM Graduates Annually

120,000

STEM Workforce

4,100

Healthcare Graduates Annually

76,000

Healthcare Workforce





Projected Net Impact Benefits

New permanent jobs **2,800**

Increased land value **53%**

Increase in jobs accessible to those without a college degree **+27%**

New tax base **\$12M**

Economic output **\$800M**

Rent growth premium **4%**

“ The University of Texas thrives by collaborating with partners to enable our boldest ideas in science, medicine, and business to change the world. This district is a magnet for talent and activity in technology, education, and commercialization — a place where faculty advance their research, students grow into entrepreneurs, and Austin and UT show why we are the innovation hub of the 21st century. ”

– Jay Hartzell, President of The University of Texas at Austin

Projected net impact benefits, illustrating value added, as produced by an innovation district scenario relative to a baseline current market forces scenario.

2020 study by HR&A Advisors and Perkins&Will.

Texas is ranked best state for business.

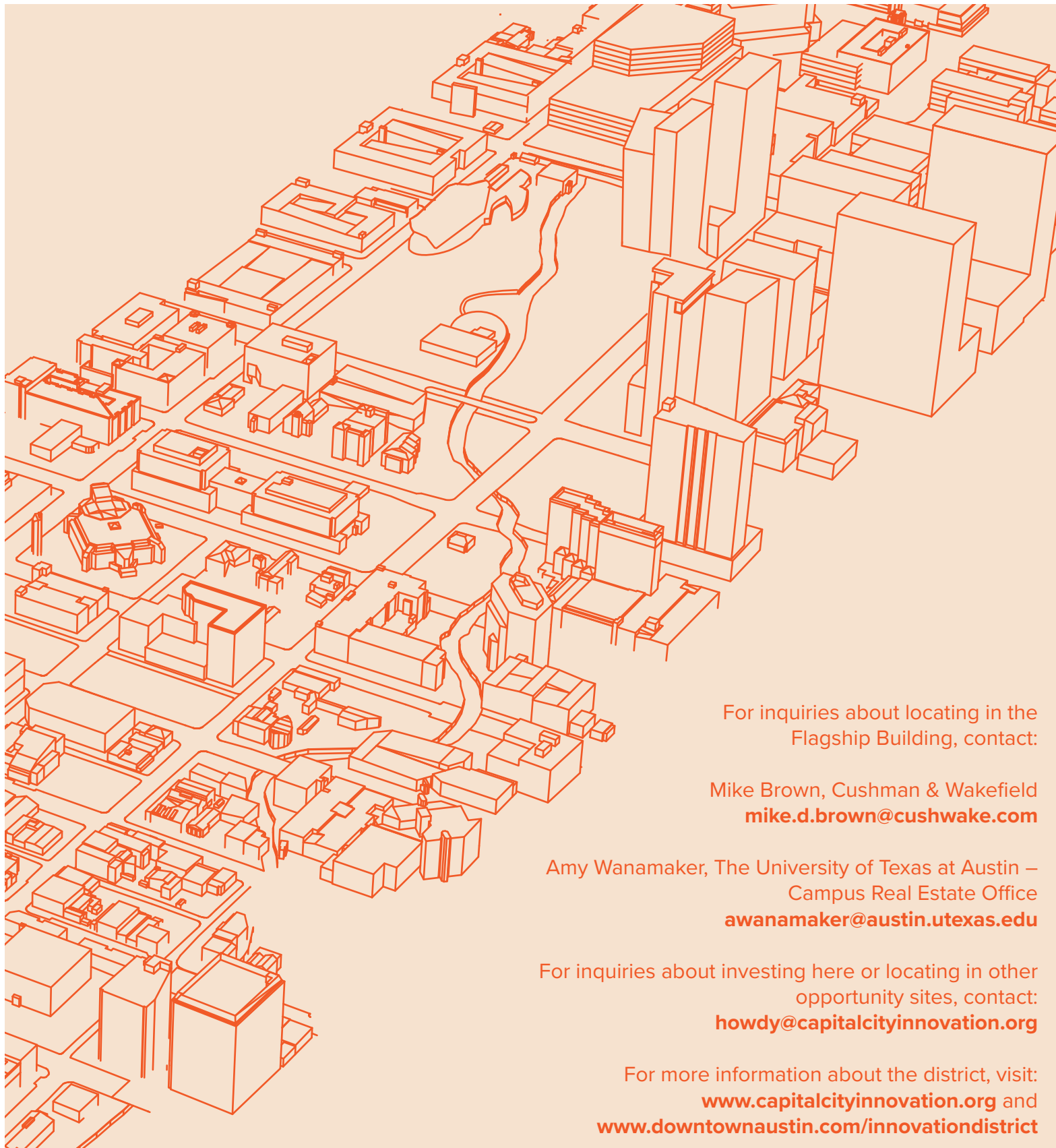
#1

- Destination for Company Relocations
- Job Creator
- Growing Population
- For GDP Growth



THE TEXAS INNOVATION CORRIDOR

Positioned at the epicenter of the burgeoning Texas Innovation Corridor lies the Austin Innovation District.



For inquiries about locating in the
Flagship Building, contact:

Mike Brown, Cushman & Wakefield
mike.d.brown@cushwake.com

Amy Wanamaker, The University of Texas at Austin –
Campus Real Estate Office
awanamaker@austin.utexas.edu

For inquiries about investing here or locating in other
opportunity sites, contact:
howdy@capitalcityinnovation.org

For more information about the district, visit:
www.capitalcityinnovation.org and
www.downtownaustin.com/innovationdistrict



Capital City Innovation is the 501(c)(3) not-for-profit that is providing vision, strategic direction, advocacy, and synergy among the organizations and individuals creating, growing, and sustaining Austin's Innovation District.